



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: November 29, 2006
AGENDA DATE: December 7, 2006
PROJECT ADDRESS: 230 Lighthouse Road (MST2006-00455)
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Jan Hubbell, AICP, Senior Planner *JH*
 Allison De Busk, Associate Planner *AD*
SUBJECT: CONCEPT REVIEW FOR 230 LIGHTHOUSE ROAD

I. PROJECT DESCRIPTION

The project consists of the rezone of the property located at 230 Lighthouse Road from one-family residential (E-3) to two-family residential (R-2), and development of the site with 22 three-bedroom condominium units under the Garden Apartment Zoning designation (SBMC, Chapter 28.30). The proposed units would range in size from 1,250 square feet to 1,800 square feet. Four of the units would be affordable to middle-income homebuyers (at 120% of the area median income (AMI)), and two of the units would be affordable to upper-middle-income homebuyers (at 160% of the AMI). The development includes 58 parking spaces. The project would also require a General Plan and Coastal Plan Map amendment from Residential 5 units per acre to Residential 12 units per acre to be consistent with the proposed zoning. The subject parcel is currently developed with a church, which is proposed to be demolished as part of the project.

BACKGROUND

The applicant is requesting the Planning Commission's conceptual comments regarding the proposal to rezone the property at 230 Lighthouse Road. The purpose of the staff report is to provide a brief summary of the proposal and a discussion of the related issues, and recommend that the Planning Commission provide direction to the applicant whether further processing of an application is warranted.

In September 2006, the project went through the City's Pre-Application Review Team (PRT) review to gain preliminary comments, requirements and feedback from City staff on the merits of the proposed project. At that time, the proposal included two options, one of which is presented to you today, the other of which was for a rezone to R-3 and construction of 29 condominium units. In this PRT letter, staff expressed concern with the proposed rezone and development (refer to Exhibit C, PRT letter). In order to gain feedback from the decision-makers prior to submitting a formal application, the applicant has chosen to proceed with a conceptual review at the Planning Commission.

II. REQUIRED APPLICATIONS

The discretionary applications required for this project are:

1. Initiation of a Rezone from E-3/S-D-3 to R-2/S-D-3 by the Planning Commission (SBMC, §28.92.020);
2. A General Plan Map amendment to amend the General Plan Land Use Map for the subject parcel from Residential 5 dwelling units per acre to Residential, 12 units per acre;
3. A Local Coastal Plan Amendment to amend the General Plan Land Use Map in the Coastal Zone (SBMC §28.45.009.7);

The following are contingent upon City Council approval of the rezone and General Plan Amendment and Coastal Commission approval of the Local Coastal Plan Amendment:

4. A Tentative Subdivision Map (TSM) for a one lot subdivision with 22 residential condominiums (SBMC Chapters 27.07 and 27.13);
5. A Lot Area Modification to allow two over-density units (bonus density) on a lot in the R-2 Zone (assuming zone change) (SBMC §28.92110, A, 2);
6. A Front Setback Modification to reduce the required 30-foot front yard setback (based on Garden Apartment Development standards in SBMC Chapter 28.30) (SBMC §28.92110, A, 2);
7. Interior Yard Setback Modifications (3) to reduce the required 30-foot interior yard setbacks (based on Garden Apartment Development standards in SBMC Chapter 28.30) (SBMC §28.92110, A, 2);
8. A Conditional Use Permit to allow Garden Apartments in the R-2 Zone SBMC §28.94.030, K);
9. A Coastal Development Permit to allow development in the non-appealable jurisdiction of the Coastal Zone (SBMC §28.45.009.6);
10. A Recommendation by the Planning Commission and final approval by the City Council of a Rezone, General Plan Map Amendment and Local Coastal Plan Amendment (SBMC, §28.92.080 (B)); and
11. Design Review Approval by the Architectural Board of Review (ABR) (SBMC, Chapter 22.68).

III. RECOMMENDATION

Staff recommends that the Planning Commission conceptually review the proposed project and provide comments on the proposed discretionary actions required, specifically focusing on the appropriateness of the rezone and proposed development. Please note that this review is not meant to imply any approval of, or formal position on, the proposed project.

Vicinity Map for 230 Lighthouse Road



IV. SITE INFORMATION

Applicant: Lisa Plowman, Peikert Group Architects	Property Owner: Southern California-Nevada Conference – United Church of Christ
Parcel Number: 045-021-021	Lot Area: 1.65-acres (72,000 square feet)
General Plan: Residential, 5 units per acre	Zoning: E-3/S-D-3
Existing Use: Church	Topography: approximate 5% slope down to the northeast corner
Adjacent Land Uses:	
North – single-family residential	East – Washington Elementary School
South – multi-family residential	West – single-family residential

V. ZONING ORDINANCE CONSISTENCY

Please note that all proposed figures are approximate, given the schematic nature of the drawings. Figures also assume that the site has a slope of less than 10%.

Standard (R-2 with Garden Apartment zoning))	Requirement/Allowance	Proposed
Setbacks -Front -Interior	30 feet 30 feet	20 feet 10 feet
Building Height	30 feet	30 feet
Distance between buildings	½ the sum of the heights; no less than 15 feet	15-20 feet
Parking	50 spaces (22 covered, 22 uncovered, 6 guest)	58 (38 covered, 20 uncovered)
Lot Area Required for Each Unit	3,500 square feet x 22 units = 77,000 square feet	3,272 square feet x 22 units = 72,000 square feet
Open Yard	1,250 square feet	2,900 square feet
Private Outdoor Living Space	160 square feet – ground level 96 square feet – upper level	60-150 square feet
Lot Coverage -Building -Paving/Driveway -Landscaping	N/A N/A N/A	23,435 sq. ft. 32.5% 18,675 sq. ft. 26.0%% 29,913 sq. ft. 41.5%

The project as proposed would require modifications of the front and interior yard setbacks, private outdoor living space and lot area. As discussed in the PRT letter, staff does not support modifications of the front or interior yard setbacks as currently proposed, given the intent of the Garden Apartment zoning. Staff does not support modification of the required private outdoor living space requirements either, as currently proposed. Staff could support a lot area modification for the provision of affordable housing, consistent with City policy regarding residential up-zoning, which strongly recommends that all of the increased development potential be used for affordable housing. See additional discussion below.

VI. ISSUES

A. GENERAL PLAN, LOCAL COASTAL PLAN AND ZONING

The property currently has a General Plan and Coastal Plan land use designation of Residential, 5 units per acre. The applicant is proposing to change the designation to Residential, 12 units per acre, consistent with the proposed R-2 zoning. The project density as currently proposed would be approximately 13.3 units per acre, which is a permissible increase in maximum

density given the provision of affordable units. Refer to Exhibit E for a visual depiction of the surrounding General Plan/Local Coastal Plan designations.

The zoning to the east of Lighthouse Road is primarily E-3/S-D-3, with the exception of the parcel at the southeast corner of Cliff Drive and Lighthouse Road, which is zoned R-2/R-O/S-D-3. To the west of Lighthouse Road, the zoning is R-2/S-D-3 and C-P/R-2/S-D-3, with P-R/S-D-3 to the southwest. Refer to Exhibit D for a visual depiction of the zoning.

Continuing the R-2 zoning onto the subject parcel could either be viewed as an extension of the R-2 zoning across the street, or as an intrusion into the E-3 zoning that predominates the majority of the East Mesa neighborhood.

This is a mixed area, with various uses surrounding the subject site. The site has the benefit of easy access to public transportation, shopping and services, things that staff looks for when considering the appropriateness of increased density on a particular site. However, this site is also part of a larger single-family neighborhood and increasing the density by re-zoning the site may not be appropriate.

B. NEIGHBORHOOD COMPATIBILITY

The project is located in the East Mesa Neighborhood, an area described by the Land Use Element as an area "uniformly developed with small-lot, single family residences" with the exception of Oceano and Barranca Avenues. It also states that there has been pressure for rezoning to allow multi-family developments along Cliff Drive. The General Plan has shown an area around the Mesa Shopping Center in a density classification of 12 dwelling units per acre. The land immediately north of the subject parcel has a land use designation of General Commerce, although it is zoned for and developed with residences.

The property is located in Component 2 of the Local Coastal Plan (LCP). This area is described as, "with few exceptions, a single-family residential neighborhood". Policy 5.3 of the LCP requires new development to be compatible with existing development (refer to Exhibit F for complete text). The subject parcel is surrounded by single-family development to the north and east. To the south is Washington School, and to the west, across Lighthouse Road, is a 22-unit multi-family condominium development and commercial uses. Compatibility with existing development can be a subjective idea. The proposed condominiums would be reviewed by the City's Architectural Board of Review to ensure that the architectural design is compatible with surrounding development, but compatibility can also be viewed in terms of density, intensity, and use.

C. AFFORDABILITY

The project includes 6 affordable units (27% of the total units). The applicant is proposing that the affordable units be targeted to middle and upper-middle income homebuyers. Generally, when a project is requesting a rezone or General Plan Map amendment, staff recommends that all units above the base density be provided as affordable units. The maximum density of the site as it exists is 8 units. Therefore staff would recommend that 14 of the 22 units be affordable. While staff uses this guideline as a starting point, it is not a formal City policy, and,

therefore, the Planning Commission has complete latitude on this issue, if direction is given to pursue the rezone. At a minimum, the project would be required to comply with the City's Inclusionary Housing Ordinance (15% of the total units are required to be affordable). Recently approved projects on the Mesa involving rezones have provided 50-60% of the units as affordable housing. Staff believes that at least 11 units must be affordable to remain consistent with past practice.

Policy 5.6 of the LCP requires the provision of low- and moderate-income units in new developments (refer to Exhibit F for complete text). Although some middle- and upper-middle income affordable units are proposed, the project does not include any low- or moderate-income units. Staff believes that a mix of affordability would be appropriate with the proposed development, if direction is given to pursue the rezone.

D. TRAFFIC/PARKING/CIRCULATION

At this time, Staff has not determined whether traffic impacts would result from the proposed project. Further review of this project may warrant additional studies, particularly at the Lighthouse/Cliff intersection.

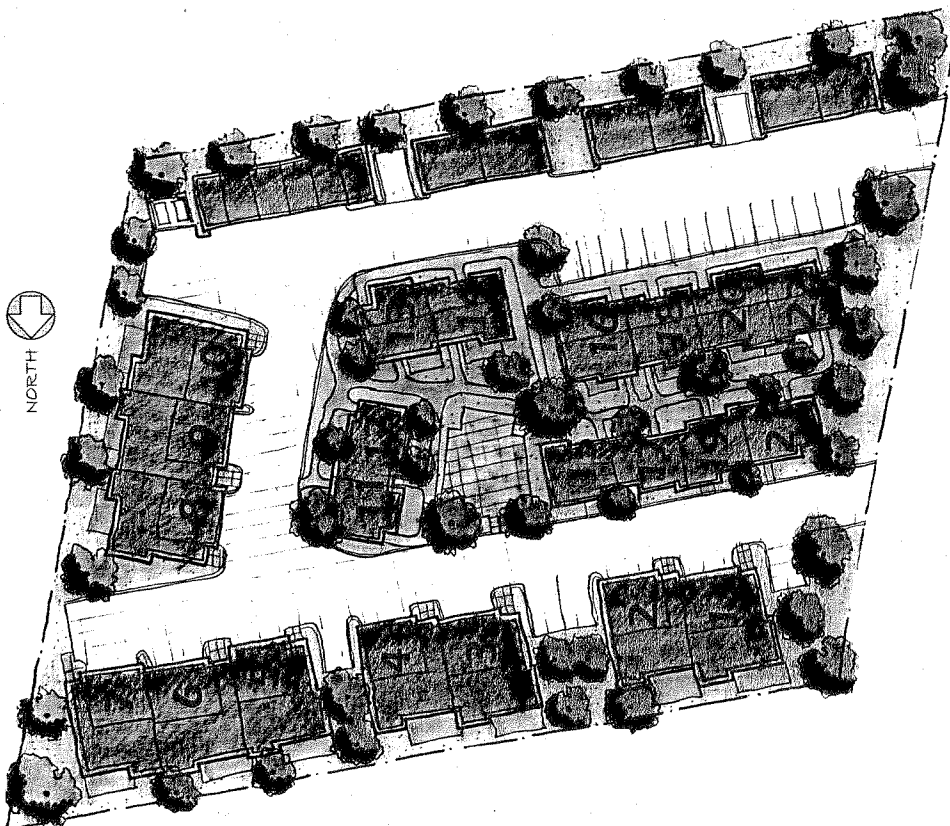
Policy 5.3 of the LCP requires that new development not overburden public circulation or parking (refer to Exhibit F for complete text). As proposed, the project includes 8 on-site parking spaces above the minimum requirements. Therefore, staff does not believe that the project would overburden on-street parking. Lighthouse Road does experience periods of significant traffic, given the elementary school use at the end of the road, immediately adjacent to the project site. Because of the proximity of the school, staff is recommending that any driveway serving the development be located as far away from the school as possible.

Exhibits:

- A. Project Plans
- B. Applicant's letter, dated October 18, 2006
- C. PRT letter, dated September 19, 2006
- D. Zoning Map
- E. General Plan Map
- F. Applicable Local Coastal Plan Policies

CONCEPT PLAN

Scale 1" = 15'-0"



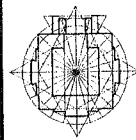
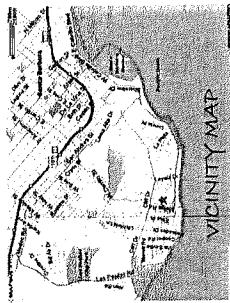
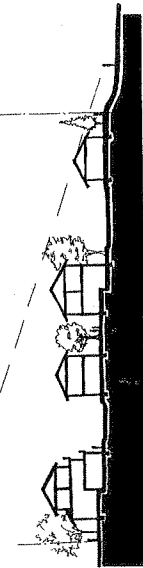
PROPERTY INFORMATION

- A.P.N. 041 - 021 - 021
- Existing Zoning E-3/SD-3
- Parcel Size 72,000 s.f.
- Existing Use Church - 5,500 s.f.

PLAN A INFORMATION

- Proposed Zoning R-2
- # of Units 22 - 3 Bedroom Units
- Units Sq. ft. 1800 - 1250 S.f.
- Building Coverage 23,435 sf. (32.5%)
- Open Space 29,913 sf. (41.5%)
- Hardscape 18,675 sf. (26.0%)
- Parking Provided
 - Required 50 Spaces (22 Covered)
 - Proposed 38 Covered
 - 20 Uncovered

SITE SECTION



**Peikert Group
Architects**

10 E. PUEBLO STREET, SUITE #1
SANTA BARBARA, CALIFORNIA 93101
PHONE: 805.563.9283
FAX: 805.563.8164

230 Lighthouse Road
Santa Barbara, California 93101
October 19, 2006

Proposed Housing Development
Southern California Nevada Conference
United Church of Christ

Peikert Group Architects, LLP

October 18, 2006

Mr. Paul Casey
Community Development Department – Planning Division
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

Subject: 230 Lighthouse Road

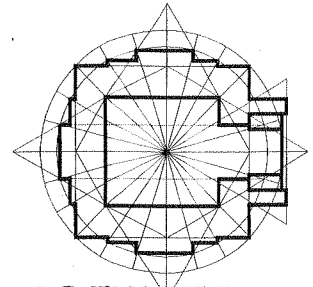
Dear Mr. Casey

On behalf of the Southern California Nevada Conference – United Church of Christ, Peikert Group Architects, LLC would like to request a conceptual review before the Planning Commission for the proposed project at 230 Lighthouse Road. The project has received preliminary review from staff and a letter outlining the planning issues associated with the project was provided on September 19, 2006. In general, staff did not support the proposed rezone, but indicated that a concept review before the Planning Commission might yield a different result.

The subject site and the neighboring parcels directly to the north and east are zoned E-3/SD-3 One Family Residences. The parcels to the west and northwest are zoned R-2 Two Family Residences and C-P /R-2 Restricted Commercial zone/Two Family Residences, respectively. The use to the south of the site is Washington Elementary School. The parcel is approximately 72,000 square feet size.

The applicant initially submitted two concepts for review by staff. Plan A was a request for a rezone to R-2 Two Family Residence zone with the application of Section 28.30 (Garden Apartment) of the ordinance and a tentative subdivision map to create a one-lot subdivision with 22 airspace condominiums. Plan B was a request for a rezone to R-3/Limited Multiple Family Residence and a tentative subdivision map to create a one-lot subdivision with 29 airspace condominiums. We are requesting that the Planning Commission provide feedback on the proposal to rezone the site to R-2 with a tentative subdivision map to create a one-lot subdivision with 22 airspace condominiums.

From the applicant's perspective the proposed project is justified for several reasons. The site is located in an urbanized area with a mix of single family and multi-family residential units and commercial development. The site is within walking distance to two shopping centers that include most basic services. The proposed rezone would allow for a more efficient use of this site. The development of a medium density residential project with moderately sized units with approximately 27% offered at affordable rates will provide much needed housing for local residents. In addition, the modest size of the homes will be result more modest sales prices in comparison to the prices for nine larger homes, as allowed under current zoning.



RECEIVED

OCT 23 2006

**CITY OF SANTA BARBARA
PLANNING DIVISION**

If you have any questions regarding this request please do not hesitate to contact me at 963-8283.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lisa Plowman', followed by a long horizontal line.

Lisa Plowman
Principal Planner

cc: Mr. Gary Roberts
Mr. Dave Chamberlain



City of Santa Barbara

Planning Division

PRE-APPLICATION REVIEW TEAM COMMENTS

September 19, 2006

Lisa Plowman
Peikert Group
10 East Figueroa
Santa Barbara, CA 93101

SUBJECT: 230 LIGHTHOUSE ROAD, MST2006-00455

**PRT MEETING DATE: September 26, 2006 from 3:00 p.m. – 4:00 p.m.,
630 Garden Street, Housing & Redevelopment
Conference Room, 2nd Floor**

Dear Ms. Plowman:

I. INTRODUCTION/PROJECT DESCRIPTION

Staff from various City Departments/Divisions have reviewed your conceptual plans and correspondence for the subject project. This letter will outline our preliminary comments on your proposal. Please review this letter carefully prior to our scheduled meeting date. We will answer your questions at that time. The specificity of our comments varies depending on the amount of information available at this time. In many cases, more issues arise at later steps in the process. However, our intent is to provide applicants with as much feedback and direction as possible at this pre-application step in the process.

The proposal consists of two options. The first option (Plan A) is to rezone the property to R-2 and develop the site with 22 condominium units under the Garden Apartment Zoning designation (SBMC, Chapter 28.30). The units would each have three bedrooms; four of the units would be affordable at 120% area median income (AMI), and two of the units would be affordable at 160% AMI; 58 parking spaces are proposed. The second option (Plan B) is to rezone the property to R-3 and develop the site with 29 condominium units. Each unit would have two bedrooms; five of the units would be affordable at 120% AMI, and three of the units would be affordable at 160% AMI; 55 parking spaces are proposed.

II. COMMENTS AND ISSUES

A. Planning Division

1. Staff has significant concerns that the subject parcel is not suitable for a rezone or General Plan map amendment, and that the proposed project will not be supported by the Planning Commission.
2. For projects that request a rezone and/or General Plan map amendment, staff's policy is to require all units above and beyond the maximum density currently allowed to be designated as affordable units. In this case, the maximum density for the site is 8 units (based on the General Plan designation of 5 units per acre). Therefore, if you choose to proceed with a re-zone, staff will recommend 14 affordable units for Plan A or 21 affordable units for Plan B. Given the potential number of affordable units, staff will also recommend that there is an affordability mix that includes low-, moderate-, middle- and possibly upper-middle-income units within the development.
3. Staff looks for a community benefit when we analyze these types of development proposals, especially when the existing land use designations make sense and are consistent with the surrounding development pattern, zoning and environment. Therefore, staff is unlikely to support any General Plan map amendment or zone change that does not provide a substantial community benefit.
4. As it is identified in your application letter, the private outdoor living space would not meet the requirements of the R-2 and/or R-3 zones for two or three bedroom units, if you are using Method "a" of SBMC §28.21.081.
5. Given the significant increase in impermeable surfaces required for either proposal, staff has concerns that the project will result in an increase in post-development run-off that will not be able to be retained on site, and therefore the project will not be consistent with the City's Storm Water Management Program.
6. Measure E – Credit will be given for demolition of the existing buildings on site. This commercial square footage credit could then be transferred, if desired, to another site through a Transfer of Existing Development Rights (TEDR), pursuant to SBMC Chapter 28.95.
7. Staff recommends that you talk to the school principal, PTO/PTA, and district facilities manager about the proposal prior to resubmitting it to the City.
8. You may want to consider submitting the project for conceptual review by the Planning Commission when you initiate the re-zone, if you choose to pursue it.

Plan A:

9. Staff does not believe that the proposal is consistent with the intent of the Garden Apartment Development Zone (SBMC §28.30.005), which states that landscaped open areas must dominate site development, and that from public view the development shall present a landscaped open space effect where building masses and parking areas do not dominate the scene. The proposed site layout appears to be a more typical development that does not encompass the ideals of the Garden Apartment Zone.
10. As designed, the project would require front and interior yard setback modifications (30 feet required) for the Garden Apartment Zone. Staff cannot support these modifications as currently designed because the development does not meet the intent of the Garden Apartment Zone.
11. The current site layout is dominated by paving, particularly for the roadway. This layout is not only inconsistent with the Garden Apartment Development Zone, but also with the City's basic design review and site layout standards.

Plan B:

12. Staff does not support the parking modification requested given the proposed units and location.
13. It appears as though some of the buildings in this configuration do not comply with the minimum building separation requirements (SBMC §28.21.070).

B. Engineering Division

100 linear feet of the existing 6 inch CIP water main which was constructed in 1953 will need to be upgraded with new PVC.

C. Fire Department

There is not enough information given pertaining to access, water supply, and other Fire Department requirements for proper comments.

D. Transportation Division

The proposed location of the driveway at the southern end of the site has the greatest potential number of conflicts with the vehicle and pedestrian traffic associated with Washington School. Explore other locations.

E. Building & Safety Division

1. The plans submitted are insufficient to effectively evaluate building code issues. Since no specific building plan(s) have been submitted, a thorough review cannot be accomplished at this time.
2. This Project shall comply with all "accessibility" requirements of the 2001 California Building Code (CBC) 101.17.9 and Chapter 11A. This is

applicable to: apartment buildings with 3 or more dwelling units; condominium buildings with 4 or more dwelling units; and a minimum of 10% of multistory townhouses with an accessible route to the primary entry level and at least one bathroom at this level.

- a. Site Accessible Routes of Travel from the public way and or parking to the entrances and "common-use areas" (lobbies, laundry rooms etc.) shall comply with 1107A and 1117A.
 - b. Site accessible parking facilities shall be provided per C.B.C.1118A. The first stall shall be 9'wide plus an 8'striped access aisle per 1118A.4.2.
 - c. All "ground floor" units, as defined in 1102A, shall be "adaptable" per section 101.17.9 and Chapter 11A. This includes single story units on an upper accessible floor level. At least one accessible garage stall is required with an 8'-2" clear height along the path of travel.
3. All roofs, paved areas, yards, and courtyards shall be drained into a separate storm sewer system or other approved method.
- a. Storm water runoff from one and two story single-family dwellings may be discharged onto flat areas such as streets or lawns so long as the water flows away from the building and away from adjoining property and does not cause erosion (C.P.C. Chapter 11).
 - b. Any work on private property requires a permit from the Building Department.
 - c. Any work to discharge water to the public right-of-way requires an approved plan and a permit from the City's Public Works.
 - d. The site drainage design shall provide for the continuation of adjacent property run off.

III. APPLICATIONS REQUIRED

The purpose of this review is to assist you with the City's review processing including Planning Commission (PC) application requirements, and to identify significant issues relevant to the project. In order to submit a complete PC application, please respond to the following items (see attached Planning Commission Submittal Packet).

Based on the information submitted, the required applications would be:

A. Planning Division

For Plan A:

1. Initiation of a Rezone from E-3/S-D-3 to R-2/S-D-3 by the Planning Commission (SBMC, §28.92.020);

2. General Plan Map amendment to amend the General Plan Land Use Map for the subject parcel from Residential 5 dwelling units per acre to Residential, 12 units per acre;
3. Local Coastal Plan Amendment to amend the General Plan Land Use Map in the Coastal Zone (SBMC §28.45.009.7);

The following are contingent upon City Council approval of the rezone and General Plan Amendment and Coastal Commission approval of the Local Coastal Plan Amendment:

4. Tentative Subdivision Map (TSM) for a one lot subdivision with 22 residential condominiums (SBMC Chapters 27.07 and 27.13);
5. Lot Area Modification to allow two over-density units (bonus density) on a lot in the R-2 Zone (assuming zone change) (SBMC §28.92110, A, 2);
6. Front Setback Modification to reduce the required 30-foot front yard setback (based on Garden Apartment Development standards in SBMC Chapter 28.30) (SBMC §28.92110, A, 2);
7. Interior Yard Setback Modifications (3) to reduce the required 30-foot interior yard setbacks (based on Garden Apartment Development standards in SBMC Chapter 28.30) (SBMC §28.92110, A, 2);
8. Conditional Use Permit to allow Garden Apartments in the R-2 Zone SBMC §28.94.030, K);
9. Coastal Development Permit to allow development in the non-appealable jurisdiction of the Coastal Zone (SBMC §28.45.009.6);
10. Recommendation by Planning Commission and final approval by the City Council of Rezone, General Plan Map Amendment and Local Coastal Plan Amendment (SBMC, §28.92.080 (B)).
11. Design Review Approval by the Architectural Board of Review (ABR) (SBMC, Chapter 22.68).

For Plan B:

12. Initiation of a Rezone from E-3/S-D-3 to R-3/S-D-3 by the Planning Commission (SBMC, §28.92.020);
13. General Plan Map amendment to amend the General Plan Land Use Map for the subject parcel from Residential 5 dwelling units per acre to Residential, 12 units per acre;
14. Local Coastal Plan Amendment to amend the General Plan Land Use Map in the Coastal Zone (SBMC §28.45.009.7);

The following are contingent upon City Council approval of the rezone and General Plan Amendment and Coastal Commission approval of the Local Coastal Plan Amendment:

15. Tentative Subdivision Map (TSM) for a one lot subdivision with 29 residential condominiums (SBMC Chapters 27.07 and 27.13);
16. Modification to reduce the required number of parking stalls from 66 (SBMC §28.90.100, G) to 55 (SBMC §28.92.110, A);
17. Coastal Development Permit to allow development in the non-appealable jurisdiction of the Coastal Zone (SBMC §28.45.009.6);
18. Recommendation by Planning Commission and final approval by the City Council of Rezone, General Plan Map Amendment and Local Coastal Plan Amendment from M-1/C-2 to C-2 (SBMC, §28.92.080 (B)).
19. Design Review Approval by the Architectural Board of Review (ABR) (SBMC, Chapter 22.68).

B. Engineering Division

Prior to Deeming Application Complete:

1. Tentative Subdivision Map - Shall be submitted for review per Subdivision Map Act and SBMC Title 27.

Following Planning Commission:

City Council approval is required for the following land development agreements and map. The agreements are prepared by staff and recorded concurrently with the Final Map, prior to issuance of Public Works or Building Permits:

2. After the 10-day appeal period following Planning Commission approval, submit a Final Map, prepared by a licensed surveyor to the Public Works counter, with the current fee for the map review. A handout is available upon request.
3. Agreement Relating to Subdivision Map Conditions Imposed on Real Property.
4. COUNTY NOTICE: Prior to the recordation of the Final Map contact the *County Tax Collector's Office*, 568-2493 and fill out the County Subdivision application which is used to obtain new APN's from the *County Assessor's office*. Obtain prepayment of taxes letter/ statement or memo from the *County Tax Collector* after pre-paying property taxes, and then submit a copy directly to your assigned Engineering staff person. THE COUNTY RECORDER WILL NOT RECORD THE PARCEL MAP WITHOUT WRITTEN VERIFICATION OF THE PREPAYMENT OF THE PROPERTY TAX.

Required prior to issuance of permits:

5. Water Service Application and applicable fees. Applicant shall apply for new water service connections and provide hydraulic calculations for all services greater than 5/8-inch.

6. Agreement Assigning Water Extraction Rights, which reaffirms the City's pre-existing Pueblo water rights. This agreement is prepared by staff and recorded concurrently with the Final Map, prior to issuance of Public Works or Building Permits. This agreement does not require Council approval because the City Council has delegated review and approval authority for these agreements to the Public Works Director.
7. In addition to the subdivision agreement, Private CC&R's are required for all commonly shared features by the State of California, including but not limited to shared sewer laterals, driveway maintenance and long term plan for handling of Solid Waste and Recycling. Questions regarding solid waste issues can be directed to Karen Guntow, Environmental Services Specialist at 897-2542. See Space Allocation Guide to help with trash/recycling design at http://www.santabarbaraca.gov/Business/Forms/PW/PW_Forms.htm. Proof of recordation of this document is required prior to obtaining Certificate of Occupancy.
8. Public Works Permits are separate from all other City required permits and obtained at the Public Works counter. See David Postada at the Public Works counter to obtain new addresses and to fill out sewer and water application.

C. Transportation Division

A Right of Way Use Plan (including Traffic Control) must be submitted for review and be conceptually approved prior to Planning Commission review **if** it is anticipated that the public right of way may be desired for construction staging.

IV. REQUIRED ADDITIONAL INFORMATION FOR APPLICATION SUBMITTAL

Staff has identified the following additional information as necessary in order to adequately review the proposed development project. Please ensure that your formal application submittal contains at least the following:

A. Planning Division

For Either Plan:

1. Application Letter: Your formal application letter should be addressed to the Planning Commission and should clearly identify what you are proposing, why you are making the proposal, and the permits/approvals for which you are applying. This letter becomes a main attachment to the Planning Commission Staff Report.
2. Please provide a separate letter to staff that identifies how the comments contained in this PRT letter have been addressed.
3. In order to submit for formal review, you must choose one of the two options.

4. Based on the site's General Plan density of 5 dwelling units per acre, the maximum number of market-rate units allowed on the site would be 8. Please update the applicant letter (and for sale sign posted on site) accordingly.
5. An Arborist Report is required. This report should include information on each tree on the site, including species, diameter at breast height and general health; and identify those trees to be saved, relocated and removed. For trees that are proposed to remain, the health of those trees and necessary mitigation to ensure their health through project construction and implementation is required.
6. The project plans must comply with the Planning Commission Application Submittal Requirements (attached). The application will not be deemed complete unless **all** items identified on that handout are completed.
7. Delineate on the plans, through shading or other means, how the proposed project complies with the outdoor living space requirements per SBMC§28.21.081 (Outdoor Living Space). Identify which Method you are using (i.e. 10% open space plus private outdoor living space or 15% common open yard area). Provide the dimensions on the plans and include the total square footage (for each unit, if applicable) in the project statistics.
8. The project must satisfy the physical standards for condominiums, as specified in SBMC §27.13.060 (Physical Standards for Condominiums). Please show how the project meets these requirements.
9. Please provide a preliminary grading plan. Estimate the amount of grading required for the proposed project. Clearly show the cut and fill of all areas, and indicate the method of calculation. Although only the area outside the footprint of the main building is counted in the Neighborhood Preservation Ordinance (NPO) calculation, we need to verify the total amount of all grading being proposed for the project, including cut and fill, import, export and excavation/recompaction for environmental assessment.
10. Submit hydrology calculations that reflect both the existing development runoff and Post Development runoff calculations. The existing and proposed drainage system shall accommodate a minimum of a 25-year storm event. City policy requires retention of the *difference* in the "Q25" between the existing and the proposed development (i.e. all net post development runoff must be retained on site).

For Plan A:

11. Please refer to the Comments and Issues section above for staff's overall feedback on the proposed re-zone to R-2.

12. The proposal does not comply with the required front yard setback for the Garden Apartment Zone. A modification is required; please identify it on the plans.
13. The proposal does not comply with the required interior yard setbacks for the Garden Apartment Zone. Modifications for each interior yard, in this case three, are required; please identify them on the plans.

For Plan B:

14. Please refer to the Comments and Issues section above for staff's overall feedback on the proposed re-zone to R-3.
15. The parking required for this development is 66 stalls (29 of which must be covered). Because only 55 stalls are proposed, a parking modification is required. Please identify on the plans.
16. Given that the project requires a parking modification, a Parking Demand Study will be required to assist staff in analyzing the request.
17. If outdoor living space is provided by Method A of the Zoning Ordinance (i.e. 10% open space and private outdoor living space per SBMC §28.21.081, a), the balconies identified in the applicant letter would be too small and the project would require an outdoor living space modification.

B. Engineering Division

1. Provide a current (within three (3) months) Preliminary Title Report.
2. An Approved Tentative Subdivision Map is required. See the Tentative Map Handout explaining those items required on the map. This information is also available at http://www.santabarbaraca.gov/Business/Forms/PW/Handouts_and_Forms.htm
3. As outlined in the City of Santa Barbara's Circulation Element Chapter 16 - Public Utilities, adopted in 1998 by City Council, and SBMC 27.07.030 #1-9, provide a conceptual composite utility plan including: water, sewer, storm drain, electric, gas, phone, and cable.
4. Model the water system demand that would result from the proposed project on the existing 4"-6" cast iron loop at the south of Lighthouse with the proposed new water meters and fire lines. Contact Rocky Peebles, Water System Superintendent at 564-5445 with questions about this comment.
5. Provide a conceptual composite utilities plan following the guidelines established within Chapter 16 of the City's General Plan Circulation Element that documents the existing and projected needs for water, sewer, storm drain, electric, gas, and communications (phone, TV, and cable). Include the estimated total demand on each utility for proposed project

and establish available capacity of each, and/or provide a 'Can and Will Serve' letter or equivalent from utility companies, providing evidence confirming demand and capacity issues have been reviewed.

6. Provide drainage calculations that justify that the drainage system is able to accommodate a minimum of a 25-year storm event, and indicate on plan how runoff will be conveyed to the public right of way. Please note, no increase in runoff to the right of way is permitted per the City's NPDES permit.
7. No sheet flow is permitted across the public driveway and sidewalks. Show all proposed and existing contours, flow arrows and drainage pipes. Site drainage to the gutter must be conveyed via City standard curb outlets.
8. Please show location of trash/recycling enclosures on site plan. Please note that trash and recycling must be of equal size and in the same enclosure. Recycling must be in a dumpster if trash is in a dumpster (as opposed to cans or carts). Recycling Questions regarding solid waste issues can be directed to Karen Gumtow, Solid Waste Specialist at 897-2542. See Space Allocation Guide to help with trash/recycling design at http://www.santabarbaraca.gov/Business/Forms/PW/PW_Forms.htm.
9. A separate water meter shall serve each dwelling unit.
10. Existing private sewer laterals serving the property shall be inspected by closed circuit inspection camera by a licensed plumber. A statement of inspection results shall be provided to Manuel Romero, Wastewater Collection System Supervisor, at 897-1931 for the record. The Applicant shall repair, at their expense, any defects that are found in the private lateral prior to occupancy. Any existing sewer lateral(s) identified to be abandoned, shall be disconnected at the sewer mainline connection.
11. Staff recommends individual sewer laterals for each unit. Any proposed new "common" sewer lateral shall be sized accordingly; with shared maintenance agreement recorded in private Covenants, Conditions and Restrictions (CC&R's).
12. All existing and proposed utilities that provide exclusive service to the project site shall be placed underground.
13. A comprehensive *Conditions of Approval* for public improvements in the right of way will be addressed in the DART submittal.
14. Show on Plan the location of the water meter. Manifolds for water meters are required for this project.
15. Show all existing and proposed water and sewer mains and services to the site from the point of connection, include sizes and materials.

16. Indicate any abandonment or removal of water or sewer utilities.

Construction Notes:

Add to the plans the following GENERAL Construction Notes:

17. Existing private sewer lateral(s) serving the property shall be inspected by closed circuit inspection camera. Any defects identified shall be repaired before new dwelling(s) is occupied.
18. Any existing sewer lateral(s) identified to be abandoned shall be disconnected at the sewer mainline connection.
19. Protect existing sewer utilities in place.
20. Construction Best Management Practices Required. Construction activities shall address water quality through the use of best management practices (BMPs) as approved by the City Building Official.

Following Planning Commission:

21. Water and Sewer buy-in fees shall be required for each new residential unit. Water and sewer cards shall be completed prior to the issuance of any Public Works or Building permits.
22. Addresses for the new units shall be obtained from the Public Works Permit Counter, if the subdivision is approved. Contact Dave Postada, 805-564-5388, to coordinate addressing or for related questions.

C. Transportation Division

1. Include on the site plan the adjacent driveways and transportation facilities, including those across the street.
2. What is the "finger" of school property that abuts the project site?
3. Provide an analysis for the intersection of Lighthouse Road and Cliff Drive.

V. **ENVIRONMENTAL REVIEW:**

Once the formal application has been received and deemed complete, Staff will begin the environmental review of the subject development application. An Initial Study may need to be prepared to determine the appropriate level of environmental review (i.e., Negative Declaration or Environmental Impact Report).

VI. **FEES**

The following is a list of potential fees for the project. Please be informed that fees are subject to change at a minimum annually.

A. Planning Division

Prior to the application being deemed complete:

Architectural Board of Review Fee (based on 21-30 units)	\$2,400.00
Initiation of Zone Change Fee*	\$140.00
Zone Change Fee	\$8,765.00
Local Coastal Plan Amendment Fee	\$10,145.00
General Plan Map Amendment Fee	\$8,545.00
Tentative Subdivision Map Fee (based on 21-50 units)	\$15,790.00
Coastal Development Permit Fee	\$3,840.00
Conditional Use Permit Fee	\$3,250.00
Modification Fee (if applicable, i.e. lot area)	\$1,385.00
Modification Fee, additional (if applicable, i.e. parking)	\$700.00
Modification Fee, additional (if applicable, i.e. setback, each)	\$700.00
Environmental Assessment Fee**	\$450.00
Mailing Label Fee	\$135.00

* Difference between required Initiation Fee (\$1,665) and the fee paid for PRT review (\$1,525.00). Per Fee Resolution, Applicant shall pay either the PRT Fee or the Initiation Fee, whichever is greater. In this case, the Initiation Fee is greater.

**This fee is based on the project qualifying for a Categorical Exemption (without studies) under CEQA. Fee could be higher depending on environmental issues.

Following Planning Commission approval:

Plan Check Fee	TBD
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B. Engineering Division

Following Planning Commission approval:

Final Map review (11 or more lots/units)	\$7,796.80
Multi-family water buy-in (each unit)	\$1,021.00
Multi-family sewer buy-in (each unit)	\$710.00
2" service w/ manifold (holds up to 8 x 5/8" meters)	\$2,468.00
Meter set fee (each meter)	\$220.00
Dedicated fire line (depends on size of main and tap)	TBD
Sewer Tap (4")	\$553.00
Sewer Tap (6")	\$574.00
Service lateral repair, borings, potholing (each)	\$62.10
Driveway Apron, access ramps, subsurface work (each)	\$169.40
Curb and gutter (< than 30 lf)	\$169.40
Trenching in R/W (w/ac or w/conc)	\$279.50 + \$1.55/sf >100 sf
Sidewalk Inspection Fee (10-30 linear feet)	\$124.20
Curb Drain Outlet Inspection Fee	\$62.10
PW Building Plan Check (major w/PW permit)	\$375.70
On street parking restriction waiver (all signed zones)	\$15/day
Oversized vehicles permit (if applicable)	\$16.00/trip
(Please note, permits may not be issued for any painted curb restricted parking)	

C. Transportation Division

Following Planning Commission approval:

Fee.....\$187.80

D. Building & Safety Division

Following Planning Commission approval:

Fee.....TBD

VII. NEXT STEPS:

1. Submittal of an application to initiate a zone change from E-3/S-D-3 to R-2/S-D-3 or R-3/S-D-3 to the Planning Commission. The change of zone proposal should be in written form outlining the pertinent issues and including both current and proposed maps with zones.
2. Planning Commission initiation of the Rezone.
3. ABR Concept Review
4. Make an appointment with the case planner to submit a Planning Commission application at the Planning & Zoning Counter.
5. Submit Planning Commission application for completeness review.
6. Application reviewed for completeness.
7. Determination of Environmental Review process. This may include the preparation of an Initial Study and a determination as to whether a Mitigated Negative Declaration or an Environmental Impact Report would be required.
8. Planning Commission Review of project and recommendation to City Council on Rezone, General Plan Map Amendment and Local Coastal Plan Map Amendment. Project approval contingent on the Rezone.
9. City Council action on the Rezone, General Plan Map Amendment and Local Coastal Plan Map Amendment, and review of pertinent land development documents, easements, etc.
10. ABR Preliminary and Final Approvals

Please Note: The Planning Commission conducts regular site visits to project sites, generally the Tuesday morning prior to the scheduled hearing date. The Commission has requested that markers be provided on the site for all projects that may have size, bulk and scale, visual impacts or view issues, to provide a basic visual representation of project size and scale. Please be sure to place stakes at the corners of the proposed new buildings/additions and story poles located at the roof ridge line (the highest point of the roof) and the eave. Any large trees to be protected/removed should also be identified.

Also note that you will also be required to post the public notice on the site in accordance to current noticing requirements.

VIII. CONTACTS

The following is a list of the contact personnel for the various City departments and/or divisions working on the processing of your application:

Planning Division, 564-5470Allison De Busk, Associate Planner or
Kathy Frye, Associate Planner
Fire Department, 564-5702Ryan DiGuilio, Fire Inspector I
Engineering Division, 564-5363Loree Cole, Supervising Civil Engineer or
Victoria Johnson, Project Engineer I
Transportation Division, 564-5385Stacey Wilson, Associate Transportation
Planner
Building & Safety Division, 564-5485Chris Short, Senior Plans Examiner

IX. CONCLUSIONS/GENERAL COMMENTS

This proposal is inconsistent with City. Staff does not support either development option proposed. Staff recommends pursuing development of the site under the existing land use and zoning designations as a more supportable development option.

These comments constitute your PRT review. The project is scheduled for review at a meeting on Tuesday, September 26, 2006 at 3 p.m. with staff from the Planning, Transportation, Engineering, Building & Safety Divisions and the Fire Department. Please review this letter carefully prior to our scheduled meeting date. We will answer your questions on the PRT comments at that time. If you do not feel it is necessary to meet with Staff to discuss the contents of the letter or the project, please call me at (805) 564-5470 by September 25, 2006. If we do not hear from you by this date, we will assume that you will be attending the scheduled meeting.

Prior to submitting a formal Planning Commission application, please make an appointment with me to review the materials and ensure that all of the required items are included in the application package. If you have any general or process questions, please feel free to contact me.

Sincerely,

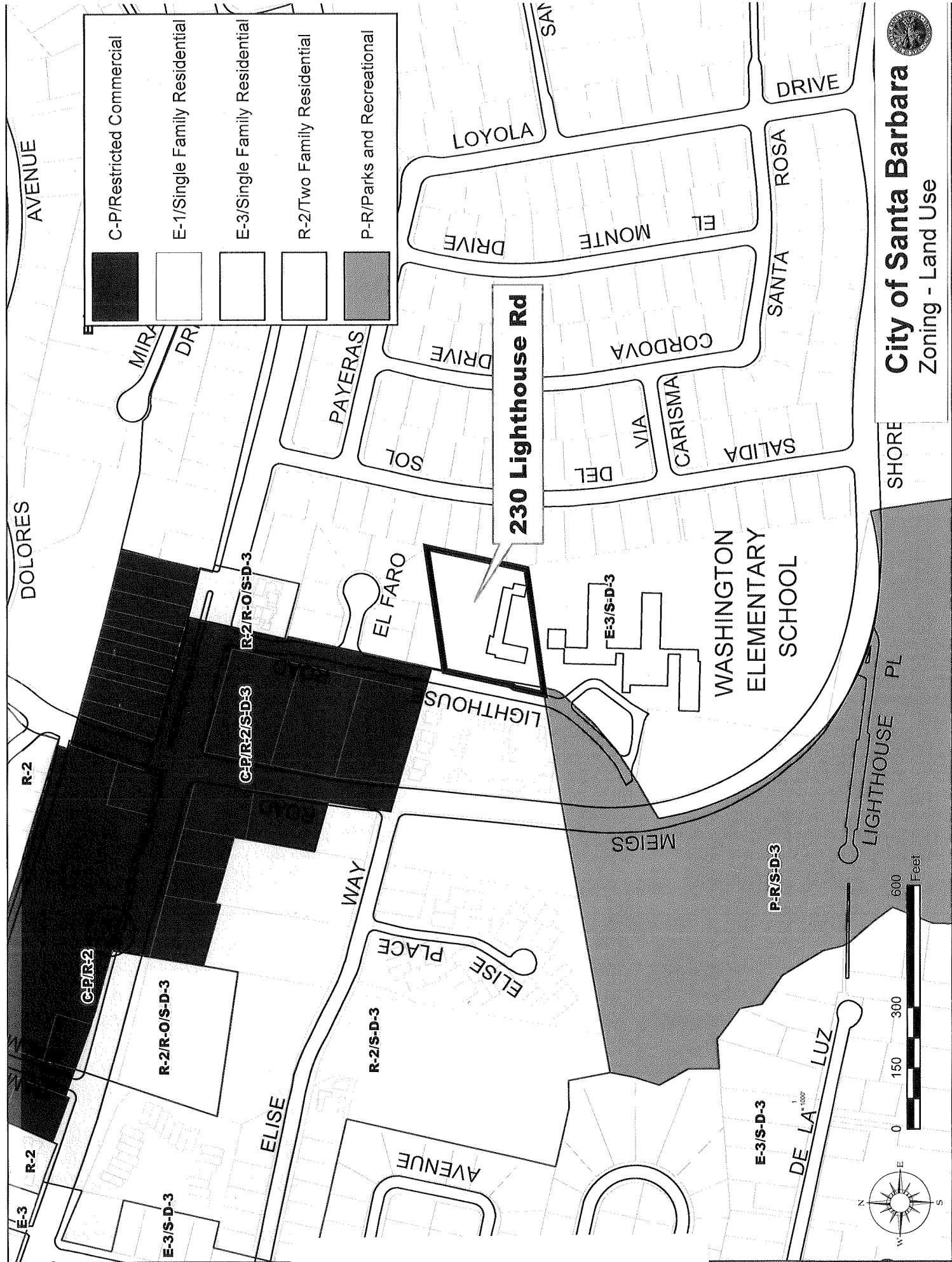


Allison De Busk

Attachments:

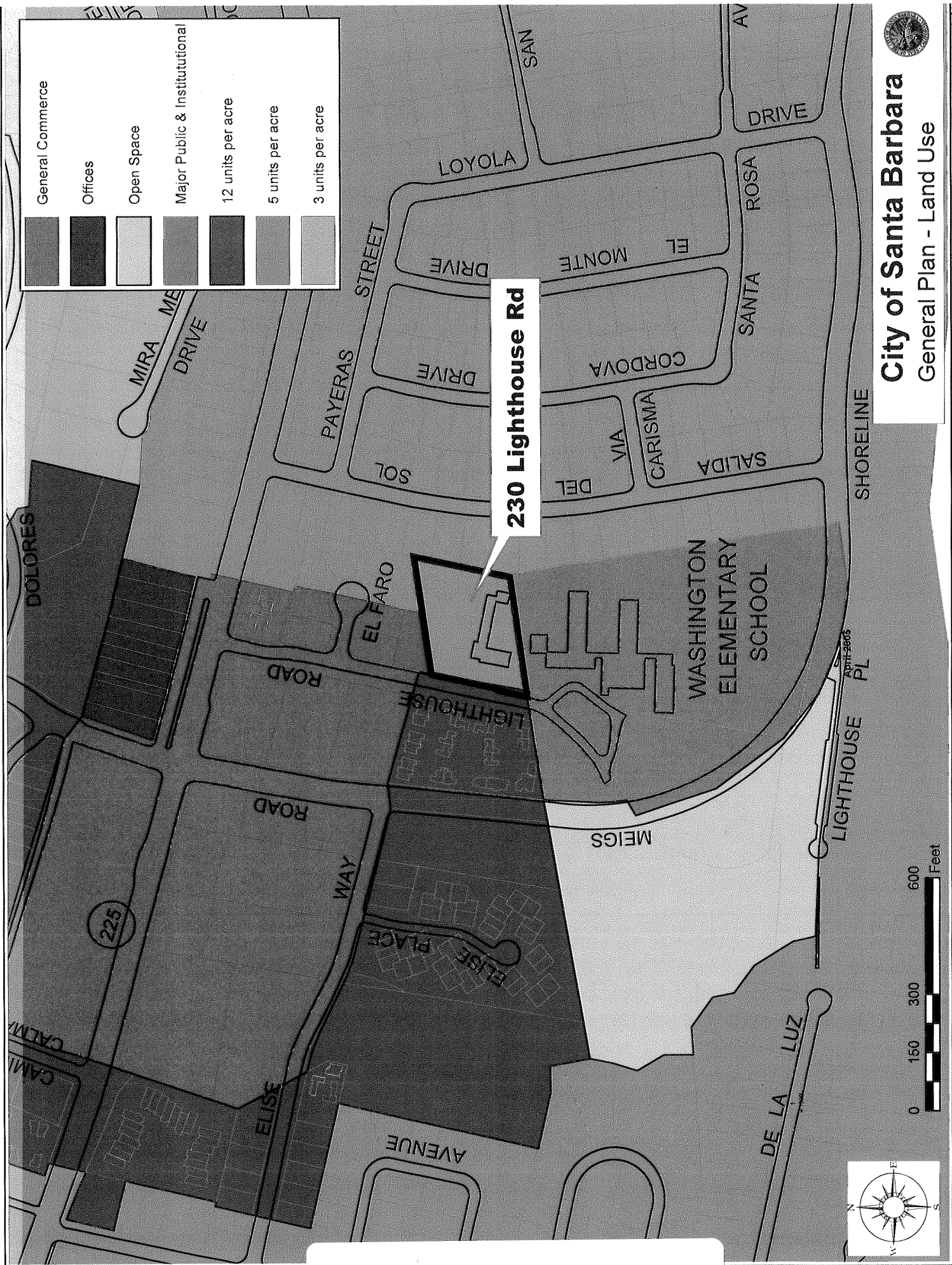
1. Planning Commission Submittal Packet
2. Tentative Map Handout

cc: (w/o attachments)
Southern CA-Nevada Conference Church of Christ
Planning File
Debra Andaloro, Environmental Analyst
Mark Wilde, Supervising Civil Engineer
Victoria Johnson, Project Engineer I
Loree Cole, Supervising Engineer
Joe Poiré, Fire Inspector III
Ryan DiGuilio, Fire Inspector I
Stacey Wilson, Associate Transportation Planner
Chris Short, Senior Plans Examiner



City of Santa Barbara
Zoning - Land Use

EXHIBIT D



City of Santa Barbara

General Plan - Land Use

EXHIBIT E

APPLICABLE GENERAL PLAN, HOUSING ELEMENT (HE), LOCAL COASTAL PLAN (LCP) POLICIES

HE Policy 3.2: The character and quality of life of single-family zoned neighborhoods should be protected and preserved.

HE Policy 3.3: New development in or adjacent to existing residential neighborhoods must be compatible in terms of scale, size, and design with the prevailing character of the established neighborhood.

HE Policy 4.1: Pursue all opportunities to construct new housing units that are affordable to low- and moderate-income owners and renters.

HE Implementation Strategies:

4.1.5 Encourage the construction of three bedroom and larger rental and ownership units for low- and moderate-income families.

4.1.10 Support the development of infill residential projects in the City.

LCP Policy 5.3: New development in and/or adjacent to existing residential neighborhoods must be comparable in terms of scale, size and design with the prevailing character of the established neighborhood. New development which would result in an overburdening of public circulation and/or on-street parking resources of existing residential neighborhoods shall not be permitted.

LCP Policy 5.6: To the maximum extent feasible, taking into account economic, environmental, social and technological factors, provisions for low- and moderate-income housing in all new residential developments shall be provided.

When the project includes the provision of up to 25 percent of the dwelling units or their equivalent in land dedication for housing opportunities for low- and moderate-income residents, the City shall provide at least two bonus incentives such as:

- (1) Construction of public improvements.
- (2) Use of Federal, State or Local revenues to provide land or lower cost financing or where feasible, purchase for management by the Housing Authority.
- (3) Expediting the development review and permit process.

